047.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,300 / 985,300
					USE VALUE:	985,300 / 985,300
					ASSESSED:	985,300 / 985,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUFFY JOAN P
Owner 2:	
Owner 3:	
Street 1:	53 WESCROFT RD
Street 2:	
Twn/City:	READING
St/Prov:	MA Cntry: Own Occ: N
Postal:	01867 Type:

PREVIOUS OWNER

Owner 1:	HENNESSEY JOHN P/ESTATE -
Owner 2:	HENNESSEY EILEEN V -
Street 1:	116 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,791 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Asbestos Exterior and 3339 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7791.000	509,500	5,100	470,700	985,300
Total Card	0.179	509,500	5,100	470,700	985,300
Total Parcel	0.179	509,500	5,100	470,700	985,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.09 | /Parcel: 295.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 047.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	509,800	5100	7,791.	470,700	985,600	985,600	Year End Roll	12/18/2019
2019	104	FV	388,900	5100	7,791.	500,100	894,100	894,100	Year End Roll	1/3/2019
2018	104	FV	388,900	5100	7,791.	364,800	758,800	758,800	Year End Roll	12/20/2017
2017	104	FV	363,800	5100	7,791.	317,700	686,600	686,600	Year End Roll	1/3/2017
2016	104	FV	363,800	5100	7,791.	270,600	639,500	639,500	Year End	1/4/2016
2015	104	FV	322,600	5100	7,791.	264,800	592,500	592,500	Year End Roll	12/11/2014
2014	104	FV	322,600	5100	7,791.	217,700	545,400	545,400	Year End Roll	12/16/2013
2013	104	FV	336,200	5100	7,791.	207,100	548,400	548,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3989

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENNESSEY JOHN	63403-163		3/25/2014	Estate/Div		No	No		
	10505-264		4/15/1964			No	No		John P Hennessey Sr dod 8/26/1993

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/1997	568		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	189	PATRIOT
3/14/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7791		Sq. Ft.	Site		0	80.	0.76	1			Med. Tr	-10					470,684						470,700	

Total AC/HA: 0.17886 | Total SF/SM: 7791 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 470,684 | Spl Credit | Total: 470,700

PRINT

Date	Time
12/10/20	19:05:50

LAST REV

Date	Time
05/14/19	14:58:08

apro

User Acct

33350

GIS Ref

GIS Ref

Insp Date

12/04/18

!3989!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96446538
Const Adj.:	0.95940399
Adj $ / SQ:	157.303
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692230
Depreciation:	182749
Depreciated Total:	509481

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

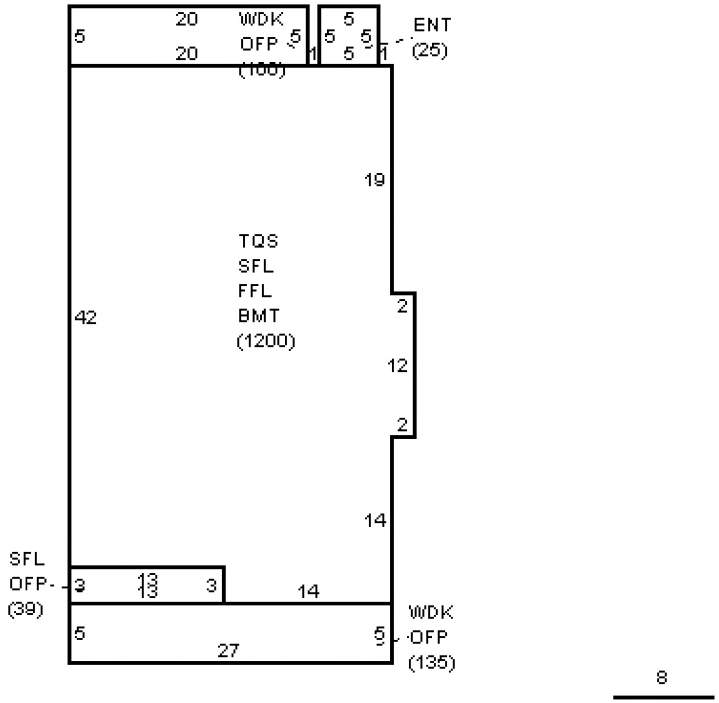
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,239	157.300	194,898
BMT	Basement	1,200	47.190	56,629
FFL	First Floor	1,200	157.300	188,764
TQS	3/4 Story	900	157.300	141,573
OFP	Open Porch	274	21.610	5,920
WDK	Deck	235	9.840	2,312
ENT	ENTRY	25	25.330	633
	Net Sketched Area:	5,073	Total:	590,729
Size Ad	3339	Gross Are	5373	FinArea 3339

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.30
Special Features:	0	Val/Su Net:	100.43
Final Total:	509500	Val/Su SzAd	152.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100